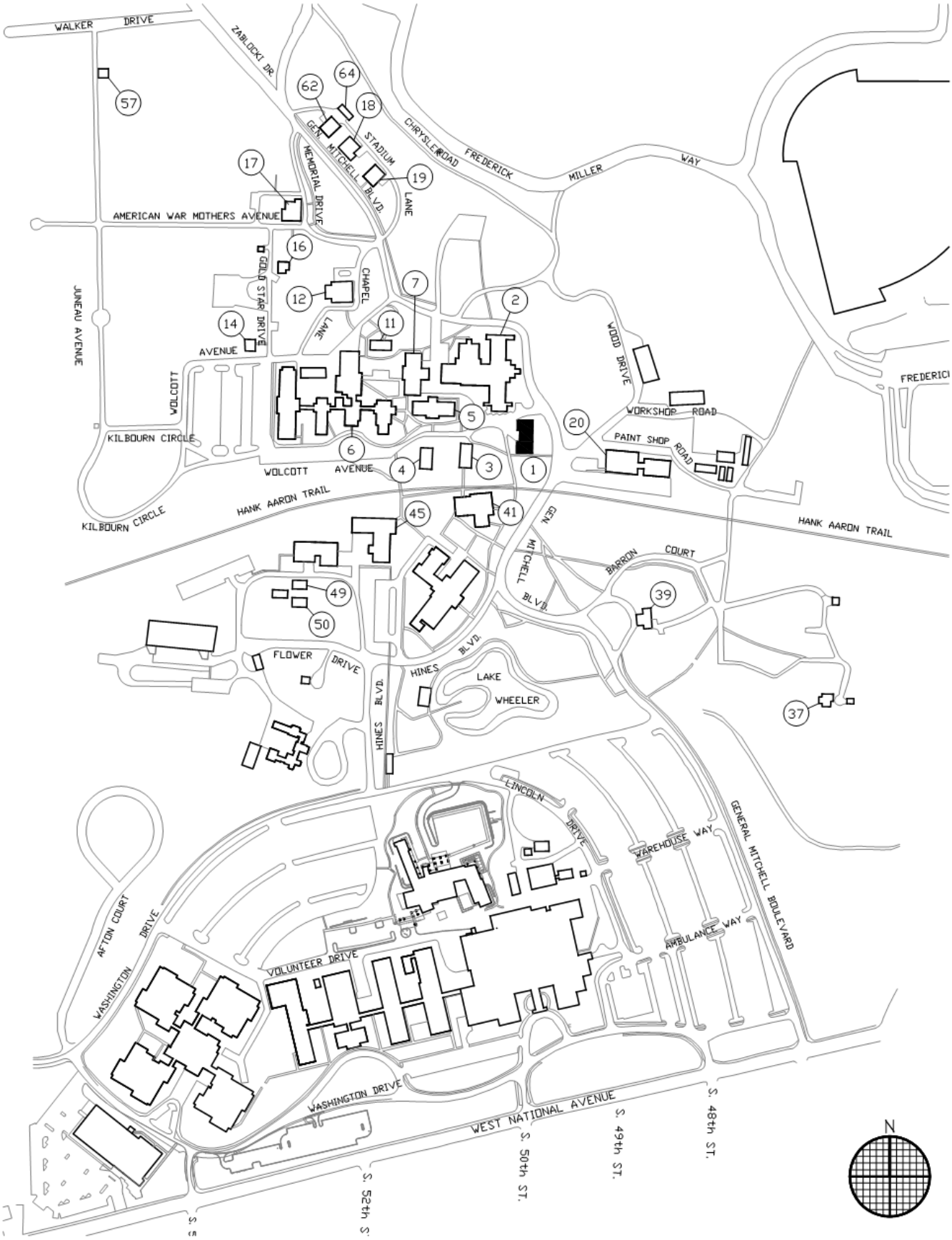

WALKER DRIVE
ZABLOCKI DR
CHRYSLER ROAD
FREDERICK MILLER WAY
GEN MITCHELL BLVD.
MEMORIAL DRIVE
STADIUM LANE
AMERICAN WAR MOTHERS AVENUE
GOLD STAR DRIVE
CHAPEL LANE
JUNEAU AVENUE
WOLCOTT AVENUE
KILBOURN CIRCLE
WOLCOTT AVENUE
HANK AARON TRAIL
WOOD DRIVE
WORKSHOP ROAD
PAINT SHOP ROAD
FREDERICI
BARRON COURT
GEN MITCHELL BLVD.
FLOWER DRIVE
HINES BLVD.
LAKE WHEELER
LINCOLN DRIVE
WAREHOUSE WAY
AMBULANCE WAY
GENERAL MITCHELL BOULEVARD
AFTON COURT
WASHINGTON DRIVE
VOLUNTEER DRIVE
WASHINGTON DRIVE
WEST NATIONAL AVENUE
S. 52th S.
S. 50th ST.
S. 49th ST.
S. 48th ST.
N

Building Abstract

Headquarters — Building 1

Structure Number: 1
Original Use: Headquarters for N.W. Branch of the National Home
Present Use: Veteran's Service Offices
Construction Date: 1895
Architect: Unknown
Number of Levels: Three (including basement)
Total Area: 17,600 square feet
Plan Shape: Squared off "C"
Basic Construction: Wood floor joists, masonry bearing walls
Uses per Floor: Basement -
9 Storage rooms, 2 Toilets, 1 Stairway
First Floor -
Lobby, 12 Offices, 2 Vaults, Janitors Closet and Toilet Room, 1 Stairway
Second Floor -
Bath, 5 Closets, Men's Toilet, 12 Offices, Conference Room, 1 Stairway

This Renaissance Revival style building has a shallow "U" shape plan oriented with the open end to the west. The foundation is cut stone with mortar joints that are tooled to imitate coursed ashlar. The exterior bearing walls are cream brick masonry construction (painted a cream color), and there is a water table. On the north, east, and south sides of the building the foundation protrudes about 2" at the water table level to form a decorative molding. The floor joists and other interior framing are wood construction.

The main entrance to the building is located in the center of the open end of the "U" configuration and faces west. The entrance is defined by a narrow, one story portico that runs the length of the center building section between the wings. The six full and two engaged Tuscan order columns of the portico support a flat metal deck. The deck is accessed by either a centered second story wood and glass door or by a small metal "ships" ladder that extends to the ground on the right side of the portico. There is a sign that reads "Milwaukee WI." over the steps to the portico. The entry portico is reached by two concrete steps as well as a concrete ramp. Modern pipe railings are used at both the ramp and steps. The west entrance is protected by an added white wooden wind-screen enclosure. The panel door has an upper glass pane and ornate hardware. There are two basement exits on the south side at grade and one exit on the east side that is approximately three feet below grade.

There are three windows on each floor of the west end of the wings. The windows continue around the entire building in the same pattern spacing. The first floor windows are four-over-four light sash windows with jack arches. A brick belt course extends around the first floor above the windows, stepping above the arches. The second floor windows are also four-over-four light sash that are smaller vertically than the first floor windows. All the windows have stone sills and aluminum storms. The windows are framed with a concave brick molding measuring about 3" wide and deep. Some hardware for awnings still exists on the wood window frames.

The building has a hipped roof with built-in gutters and green composition shingles, except for the portico roof, which is metal. There are two small hip roofed dormers on either side of the west entrance. They have small wood frame, single-pane, fixed windows. At the center of the ridge between the two dormers is a cupola with a flared, pyramidal roof, the top part of which forms a finial. Three sides of the cupola have louvers and the fourth side facing the west has a clock.

The interior of Building 1 contains a stairway running through the first floor lobby. This stair leading to the other levels had been originally framed by two arches, one for the run to the basement and one for the run to the second floor. One arch was eliminated to enclose the stair leading to the second floor but the arch leading to the basement stair is intact. Flooring has been covered with a variety of modern materials including rubber, resilient tile, and carpeting. Walls are plaster. The southeast room (former post office) has walls and ceiling covered with embossed metal. This room retains its original brass, glass and wood mail slots. Some modern partitions have been added to the original plan, and fluorescent strip lighting is used in the main floor and upstairs lobby, and in many of the offices. Typical doors are panel and glass with transoms, and some original hardware survives. Door trim includes circular corner bull's eyes. The building is currently used for Veteran's Service Offices.

-NHL Nomination, Northwestern Branch, National Home for Disabled Volunteer Soldiers (2010)

Additional comments on current use and condition:

The building is currently occupied by American Legion on most of the First and Second floors. The occupied spaces are in fair condition. The basement is primarily used for storage and mechanical equipment. This level is generally in poor condition with evidence of pests and rodents entering the space for shelter.

The building exterior shows general paint peeling from wood elements of the building skin. The brick is mostly in good condition except for the southeast corner of the building has cracking. This is possibly due to structural movement at the second floor level. A detailed structural analysis should be performed to determine the cause.

Ramps provided on the 1st floor are not compliant with current accessibility standards. There is currently no handicap access to the second floor. The existing toilet rooms are not handicap accessible to current standards.

The south wing of the building is mostly vacant on the second floor. There are cracks on the plaster walls and the separation between the plaster walls and plaster ceiling in this area.

On the first floor, the Post Office has been abandoned and is in very poor condition. There are signs or water infiltration into the space. The interior walls, floors and ceiling finishes have greatly deteriorated. There are old wasp nests between the double hung window and the aluminum storm windows. The original mail boxes appear in good condition; however, the wood partition wall is in very poor condition. Several walls and ceilings are covered with painted decorative tin. The paint is peeling from the tin material and the tin is rusting other areas.

FOUNDATION/BASEMENT CONSTRUCTION

The existing foundation system for ***Building 1*** consists of an exterior concrete masonry wall construction, with a thickness of roughly 18". The foundation wall system for this building also utilizes an internal 12" masonry bearing wall, along with 16" internal masonry piers.

The exterior foundation wall system, along with the internal masonry piers & bearing walls, serves as the main support for the 2x wood floor & wall framing members above.

The majority of the existing exterior masonry foundation walls are retained below finished grade. Existing foundation walls have been left partially exposed from the exterior, but are left fully exposed from the inside basement.

The exposed portions of the exterior foundation walls have been provided with a masonry veneer finish, while the interior finish retains the natural concrete masonry block finish.

Existing foundation walls were found to be in 'fair' condition, with no major structural deficiencies noted.

NOTED DEFICIENCIES

Some minor cracking is present on both the interior & exterior faces of the masonry foundation walls. Minor weathering and surface discoloration was also found.

See the **'Exterior Maintenance Treatment Plan'** for affected areas and locations of noted deficiencies above.

RECOMMENDATIONS

Re-pointing of all existing masonry stone walls where cracking and deterioration has occurred should be addressed in the near future. Cleaning & removal of the surface deterioration that is currently present would also be recommended.

FIRST AND SECOND FLOOR CONSTRUCTION

All exterior wall framing above the basement walls appears to be 2x wood studs. The majority of the exterior wall framing was not visible due to the interior finishes present, but is assumed to be standard 2x wall framing at 24" on center.

All floor framing above the basement walls appears to be 2x wood floor joists, supported by intermediate masonry piers & wood beams. The majority of the existing floor framing was not visible with exception to portions of the first floor framing that have been left exposed from the basement. Existing wood floor framing was found to be roughly 16" on center.

NOTED DEFICIENCIES

The First Floor and Second Floor wall framing is not readily visible due to the interior finishes present. There is no evidence of moisture damage or other deficiencies as evidenced by the current status of the existing wall finishes.

The majority of First & Second Floor framing are not readily visible due to the interior finishes present, with exception to the portions of the First Floor framing that have been left exposed from the basement. In this instance, the presence of moisture damage & surface deterioration were found as evidence by the surface discoloration of the exposed wood floor joists.

See the **'Interior Maintenance Treatment Plan'** for affected areas & locations of the noted deficiencies above.

RECOMMENDATIONS
In general it is recommended that all the exposed interior wood floor framing be cleaned and refinished to prevent further surface deterioration and damage.

ROOF CONSTRUCTION
The main roof construction for the building is a hip-style roof and also includes a flat-roof covered porch entry.

The hipped roof is constructed 2x wood rafter framing, spaced roughly 24" on center and is supported by the exterior 2x wood wall framing. Rafter framing is then over-framed with 2x wood roof boards and finished off with asphalt shingles. Finish of the roof is comprised of asphalt shingles.

The flat roof for the covered porch entry is constructed of metal roof system supported by wood beams & columns, spaced roughly 6'-0"on center. Finish of the roof is the exposed metal roof system.

NOTED DEFICIENCIES
The majority of the existing wood roof framing was found to be in good condition, with exception to the roof framing associated with the flat-roof for the covered porch entry**.** In this instance, the exposed wood roof framing and associated wood columns have been left fully exposed to the weather. As a result, there is a presence of moisture damage & surface deterioration as evidence by the surface discoloration of the exposed wooden members. In some instances, many of the painted finishes are badly chipped and peeling.

In addition to the deficiencies noted above, there is one other item of more significant concern.

The flat roof & associated framing for the covered porch entry has experienced significant warping & structural deflection. This is more than likely the result of inadequate patio foundation construction and/or soil consolidation.

See the **'Interior Maintenance Treatment Plan'** for the affected areas and locations of the noted deficiencies above.

RECOMMENDATIONS
In general it is recommended that all exposed exterior wood roof framing be cleaned and refinished to prevent further weathering and deterioration. Wood members that are structurally compromised should be replaced.

In regards to the roof construction associated with the flat roof for the covered porch entry, due to the severity of the structural damage that has already occurred, it is recommended that this portion of the roof, along with all associated roof support members be removed, with a new roof & structural support system be rebuilt in its place.

MECHANICAL DESCRIPTION:
The HVAC system consists of steam radiators to heat the various zones. Large window air conditioning units are present in the main areas. Mechanical ventilation is not present in facility. Natural ventilation through operable windows is the only source of ventilation air.

The plumbing for the facility consist of commercial type fixtures. Water closets are flushvalve and tank type with manual faucet lavatories. Storm is routed to underground storm piping with exterior rain gutters and downspouts.

Sprinklers are present in the basement. No fire protection is present above the basement level.

MECHANICAL NOTED DEFICIENCIES:
- Water closets and lavatories located in the basement toilet room are broken and do not function.
- Toilet rooms do not have powered exhaust.
- Steam radiators do not appear to have any temperature control thermostats.

MECHANICAL RECOMMENDATIONS:
KJWW Engineering conducted a facility visual non-destructive investigation and recommends the following items bring the facility to habitable conditions.
- Repair or replace water-plumbing fixtures located in the basement toilet room.
- Provide mechanical exhaust for toilet rooms.
- Provide thermostats for steam radiators throughout the space. Thermostats shall not allow simultaneous heating and cooling with existing window air conditioning units.
- Depending on occupancy and building code review, sprinklers may be required in the upper levels of the building.
- Repair leaking downspouts.

ELECTRICAL DESCRIPTION:
The Electrical system consists of a 200A, 120/208V, 3 phase, 4-wire service, with utility transformer located on the east side of the building. Main circuit breaker panel is located in the basement with 200A main fused disconnecting means adjacent to it. Branch lighting and power circuits are installed in both EMT conduit and surface raceway (wiremold).

Lighting throughout the interior of the building, as well as on the exterior is of a 120V incandescent and fluorescent lamp source and varies in surface, recessed, and suspended type fixtures. Standard toggle switch type control is provided throughout the building. Battery exit signs and emergency lighting units are provided in building for egress lighting.

Building is equipped with an addressable fire alarm system that is tied to campus fire alarm loop network. Main fire alarm control panel on first floor in main vestibule with initiation and notification devices throughout.

ELECTRICAL NOTED DEFICIENCIES:
- Various light fixtures appear to be either damaged or removed entirely.
- Miscellaneous junction boxes missing covers and splices exposed.
- Miscellaneous light switches and receptacles appear to be in need of replacement.

ELECTRICAL RECOMMENDATIONS:

KJWW Engineering conducted a facility visual non-destructive investigation and recommends the following items bring the facility to habitable conditions.

- Replace existing lighting fixtures that are damaged and change lamping to a self-ballasted type fluorescent lamp.
- Inspect all EMT conduit, MC Cable, and junction box installations and bring up to current installation standards.
- Replace existing lighting switches, power receptacles, and faceplates that are damaged.
- Replace existing 200A electrical service panel and branch circuit breakers.
- Provide new wiring and disconnects for new exhaust fans.

TECHNOLOGY DESCRIPTION:

The Technology systems currently consist of telephone and computer network cabling.

The building is fed by multipair copper telephone backbone cabling and multimode fiber optic computer network backbone cabling.

Telephone cabling consists of Quad-type cable and CAT 5e cable run to faceplates and surface-mount boxes. Computer network cabling consists of CAT 5e cable run to faceplates and surface-mount boxes.

Asbestos
Building 1 has minor damage of materials suspected of containing asbestos (suspect material) that may contribute to the release of or exposure to asbestos in occupied areas. Unoccupied areas including the old 1st floor Post Office and Lobby have moderate to major damage of materials suspected of containing asbestos (suspect material).

Asbestos Noted Deficiencies and Recommendations
Localized damage to plaster walls including chipping and cracking requires repair/patch to avoid further deterioration. Peeling ceiling tiles should be repaired and/or replaced. Damaged or missing floor tile should be replaced. The foundation walls comprised of brick, block and stone with mortar is spalding and deteriorating throughout the basement and should be repaired. Peeling window glazing located throughout the building exterior should also be repaired or replaced. The flooring including tile and linoleum are damaged and should be replaced in the old Post Office and Lobby. See the **'Hazardous Materials Maintenance Treatment Plan - Exterior'** and **'Hazardous Materials Maintenance Treatment Plan - Interior'** for locations of affected areas noted above. All activities involving asbestos or materials assumed to contain asbestos should be conducted in accordance with all local, state and federal rules and regulations.

Lead-Based Paint
Painted exterior building surfaces include exterior walls, wood surfaces, doors and door frames, window frames, tin roof system, dormers, eaves/ trim/ soffits, and gutter and downspouts. Painted interior building surfaces include wood floor joists and wood beams, window frames, doors and door frames, and plaster ceiling and walls.

Lead-Based Paint Noted Deficiencies
Building 1 appeared to have a fair amount of peeling paint throughout the interior of the building. Peeling paint was observed on each floor in places such as the ceiling, window frames, walls, wood floor joists and beams, and door frames. Peeling paint was also observed on the exterior of the building on the walls, wooden structural members for the porch roof, main door, handrails, and window frames. See the **'Hazardous Materials Maintenance Treatment Plan - Exterior'** and **'Hazardous Materials Maintenance Treatment Plan - Interior'** for locations of affected areas noted above.

Lead-Based Paint Recommendations
Paint which has begun to peel due to a failure of the bond to the wood, plaster, or metal substrate should be removed. Paint is best removed with the careful use of metal scrapers. Sanding is usually required to eliminate rough surfaces and to smooth the transition between areas of raw wood and solid original painted surfaces. Before repainting, all raw surfaces should be primed with a tested and approved primer. This treatment should then be followed by required coat(s) of paint of the type and color to match the surrounding area. All activities must be conducted in a manner consistent with the requirements provided in 29 CFR 1926.

Suspect Mold Growth
Building 1 shows signs of moisture damage. The exposed wooden structural members for the porch roof have surface discoloration, a sign of moisture damage. The wood structural members visible in the basement for the first floor have surface discoloration of the wood floor joists and associated framing. Discolored ceiling tiles and plaster in the first floor lobby and throughout the southeast room are also signs of water damage.

Suspect Mold Growth Noted Deficiencies
Building 1 appeared to have a fair amount of suspect mold growth in the basement and in the first floor southeast room. Suspect mold growth was visually observed on plaster walls in the northeast corner of the basement and on walls and pipe insulation throughout the southeast room. See the **'Hazardous Materials Maintenance Treatment Plan - Exterior'** and **'Hazardous Materials Maintenance Treatment Plan - Interior'** for locations of affected areas noted above.

Suspect Mold Growth Recommendations

Suspect mold growth and stained building materials implies that there is or has been water intrusion or leaks or the relative humidity within the building was high enough to cause localized or widespread condensation. It is recommended that the moisture source be located and corrected, if this has not already taken place, remove fungal-impacted building materials, and replace or repair the water stained materials.

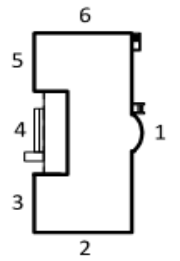
Architectural Maintenance and Treatment Plan - Exterior

Headquarters — Building 1

CONSTRUCTED: 1895

GENERAL NOTES:

The building exterior shows general paint peeling at wood trim and elements of the structure. The brick is mostly in good condition except for the southeast corner of the building which shows cracks due to structural movement. A detailed structural analysis should be performed to determine the cause. Ramps are on the 1st floor; however, they are not compliant with current accessibility standards. No handicap access to 2nd floor.



EXTERIOR MATERIAL / FEATURE	PROBLEM IDENTIFIED	PROBLEM LOCATION 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	RCMD	PHOTO
Foundation																					
Masonry - Stone	Loose Missing Mortar - Moderate	●	●																	MS4	1
	Loose Missing Mortar - Major		●																	MS4	1
	Rust Stains		●																	MS6	
	Inappropriate Material in Repair		●																	MS8	
	Poor Workmanship in Repair Work		●																	MS8	
	Cracked, Spalled Unit - Moderate		●																	MS2	
	Cracked, Spalled Unit - Minor																			MS2	
	Loose Stone Unit		●																	MS3	
Window Well	Efflourescence - Major																			MB5	
	Vegetation and Debris						●													O10	2
	Deteriorating or Missing Conc. Cap			●		●														C4	
Stair	Poor Craftmanship in Repair Work				●															C3	
	Deteriorating Brick Pavers				●															MB2	3
	Cracks or Pits in Concrete				●															C2	
Wall System																					
Masonry, Brick	Loose Missing Mortar - Moderate			●	●	●	●													MB1	
	Loose Missing Mortar - Major	●																		MB1	
	Cracked Loose Brick	●	●			●														MB2&3	4
	Paint Stains - Minor		●																	MB5	
	Rust Stains				●															MB5	
	Dirt or Pollutants on Surface	●	●	●	●	●	●													MB4	
	Inappropriate Material in Repair	●	●	●	●	●	●													MB6	5
	Vegetation																			MB5	
	Efflourescence																			MB5	
	Unused Fixtures, Fittings, Anchors					●														MB7	
	Cracked, Spalled Unit - Moderate				●	●														MB2	
	Cracked, Spalled Unit - Major	●																		MB2	4
Wood	Peeling Paint - Moderate				●															P1	3,11
	Chips, Cracks, Scratches				●															W1	3,11
	Rust Stains				●															W6	
Doors	Peeling Paint - Minor																			P1	
	Peeling Paint - Major		●		●															P1	11,12
	Deteriorating Material		●		●															W2	11,12
Windows	Inappropriate Material	●	●	●	●	●	●													O3	6
	A.C. / Ventilating Units	●	●		●															O4	6
	Peeling Paint - Minor	●			●	●	●													P1	
	Deteriorating / Damaged Sills	●																		MS1	
Roof System																					
Asphalt Shingles	Loose Shingles - Minor																			S1	
	Worn Out Shingle Surfaces																			S2	
Metal	Flashing Deterioration																			M8	
Tin	Rusting Material				●															M11	
	Peeling Paint				●															M1	

Architectural Maintenance and Treatment Plan - Exterior

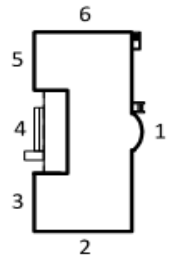
Headquarters

Building 1

CONSTRUCTED: 1895

GENERAL NOTES:

The building exterior shows general paint peeling at wood trim and elements of the structure. The brick is mostly in good condition except for the southeast corner of the building which shows cracks due to structural movement. A detailed structural analysis should be performed to determine the cause. Ramps are on the 1st floor; however, they are not compliant with current accessibility standards. No handicap access to 2nd floor.



EXTERIOR MATERIAL / FEATURE	PROBLEM IDENTIFIED	PROBLEM LOCATION																	RCMD	PHOTO
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
Dormers	Peeling Paint - Major	●			●															P1	12
	Loose Shingles																			S1	
	Deteriorating Trim	●																		W2	
Eaves / Soffits / Trim	Deteriorating Facia and Soffits				●		●													W2	7,11
	Peeling Paint - Major	●	●	●			●													P1	3,8
Gutter and Downspouts	Peeling Paint - Minor																			P1	
	Peeling Paint - Moderate				●	●														P1	
	Peeling Paint - Major			●																P1	
	Leaks at Joints of Gutter / Downspout		●			●														M2	9
	Inconsistent Materials or Finishes	●	●			●														M9	
	Causing Deterioration at Wall		●																	MS4	10
	Deteriorating Gutter	●	●	●		●														M10	
Miscellaneous																					
Lighting	Inappropriate Fixture					●														L1	7
Handicap Accessibility	Not compliant with Current Standards				●															H4	11
Handicap Equipment	Loose Attachment				●															H1	11
Fire Escape Equipment	Loose Attachments				●															F1	11
Signage	Deteriorating Material / Finish				●															SG1	12

PROBLEM KEY

- = **1992 Condition**
- ● = **2010 Condition**
- ● = **1992 and 2010 Condition**

Architectural Maintenance and Treatment Plan - Interior

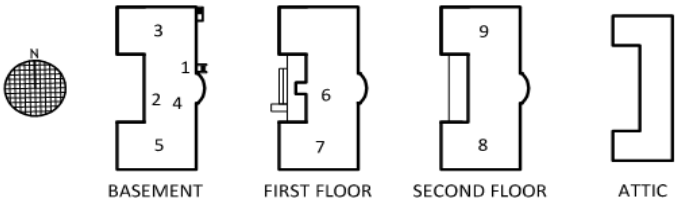
Headquarters

Building 1

CONSTRUCTED: 1865

GENERAL NOTES:

The basement and 1st floor (Post Office - south wing) are in very poor condition with evidence of pests and rodent infiltration into the building. On the 2nd floor (south wing) there are cracked walls and separation of plaster walls and ceilings. This may be an indication of structural failure. Other areas of the building are in fair condition. There is no handicap access to the 2nd floor. No handicap accessible toilets are available.



INTERIOR MATERIAL / FEATURE	PROBLEM IDENTIFIED	PROBLEM LOCATION																RCMD	PHOTO
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		
Ceiling Conditions																					
Tin	Peeling Paint - Major							●												CP2	13
Plaster	Peeling Paint - Minor								●	●										CP1	14
Acoustical Tile Ceiling	Missing or Damaged Acoustical Tile						●													CD1	15
Wall Conditions																					
Tin	Peeling Paint - Major							●	●											CP2	16
Plaster	Peeling Paint - Major	●	●	●	●			●												WP2	17
	Damage from Fittings			●																WP5	18
	Cracked and Damaged Plaster							●	●											WP7	19
	Faded Paint	●	●	●	●			●												WP4	
	Dirt and Pollutants on Surface	●	●	●	●			●												WP6	
Wood Partition	Deteriorating or Damaged Partition							●												WPP1	20
Ceramic Tile	Painted Surfaces		●																	WCT1	21
Interior Doors																					
Wood	Peeling Paint			●				●												ID3	22
Windows																					
Wood	Peeling Paint			●	●			●												WW1	23
	Dirt and Pollutants on Surface			●	●			●												WW5	23
Interior Trim																					
Wood	Missing Elements			●	●			●												ITW3	
	Peeling Paint		●	●	●			●												ITW4	
Flooring																					
Wood	Deteriorating or Missing boards			●	●			●												FW2	24
	Sagging Floor								●											FW1	
	Stained or Damaged boards			●	●			●												FW3	24, 25
Vinyl Asbestos Tile	Scuffed							●												FV2	
	Dirt and Pollutants on Surface							●												FV3	
Masonry																					
Brick or Stone	Surface Dirt or Pollutants			●	●															IM1	26
	Efflorescence			●	●															IM2	26
Miscellaneous																					
Lighting	Inappropriate Fixtures		●																	ML1	
Handicap Accessibility	Handicap Access Not Available									●										H3	
	Handicap Accessbility Not Compliant		●							●										H4	21

PROBLEM KEY

= 1992 Condition

● = 2010 Condition

● = 1992 and 2010 Condition

1 *Missing mortar at stone foundation wall.*

2 *Vegetation and debris in area well.*

3 *Deteriorating brick pavers.*

4 *Cracked and loose bricks.*

5 *Brick repair does not match existing adjacent brick.*

6 *Aluminum storm windows and AC unit not in character of building.*

7 *Deteriorating wood soffit, trim & inappropriate light fixture.*

8 *Peeling paint at fascia and soffits.*

9 *Leak at downspout.*

10 *Stone mortar washed away at downspout area.*

11 *Non-compliant handicap ramp and railing.*

12 *Building signage paint peeling.*

13 *Paint peeling from tin ceiling.*

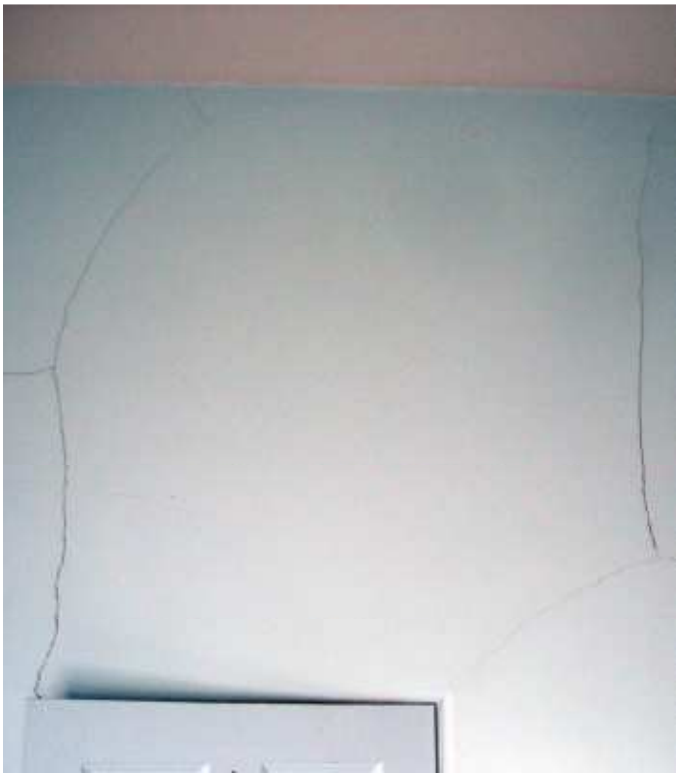
14 *Water damage with paint peeling at plaster ceiling.*

15 *Water damaged acoustical ceiling tile.*

16 *Paint peeling from tin wall covering.*

17 *Paint peeling plaster wall from moisture damage.*

18 *Damaged wall from old plumbing fixtures.*



19 *Cracked and damaged plaster walls.*

20 *Deteriorating wood partition wall with extensive water damage.*

21 *Painted ceramic tiles in non-handicap accessible toilet room.*

22 *Paint peeling from door assembly and tin wall covering.*

23 *Dirt, pollutants and paint peeling from window assembly.*

24 *Loose and missing floor boards.*

25 *Dirt, pollutants and stained wood flooring.*

26 *Dirt, pollutants and effloresence on brick and stone wall.*

Maintenance and Treatment Plan - Exterior Structural

Headquarters

Building 1

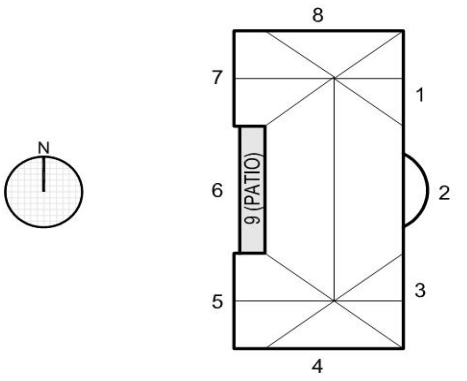
CONSTRUCTED: 1895

GENERAL STRUCTURAL NOTES:

EXTERIOR FOUNDATION SYSTEMS ARE IN FAIR CONDITION. MODERATE REPAIRS/TUCKPOINTING TO EXISTING STONE MORTAR & FOUNDATION WALLS SHOULD BE PROVIDED AS NOTED.

MINOR WALL REPAIRS ARE ALSO REQUIRED AT EXISTING AREA WELLS. MINOR CRACKING OF AREA WELL WALLS WERE NOTED & SHOULD BE ADDRESSED IN THE FUTURE.

THE EXTERIOR ROOF FOR THE BUILDING WAS IN FAIR CONDITION, WITH EXCEPTION OF THE ROOF OVER THE PATIO WHERE STRUCTURAL DEFLECTION HAS CAUSED WARPAGE TO THE ROOF ITSELF. THE ROOFING SHOULD BE ADDRESSED IN THE NEAR FUTURE. IT IS RECOMMENDED THAT THE ROOF BE REMOVED & REBUILT IN ITS ENTIRETY TO PREVEN FURTHER DAMAGE.



EXTERIOR ITEM	PROBLEM IDENTIFIED	PROBLEM LOCATION																		RCMD	PHOTO
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		
Structural																					
Stone Foundation Wall - Exterior	Problem 1 - Minor																				
	Wall Cracking - Moderate	●	●	●	●	●		●	●											MS4	
	Problem 1 - Major																				
Concrete Foundation Wall - Exterior	Wall Cracking - Minor				●	●		●	●											C2	1
	Problem 1 - Moderate																				
	Problem 1 - Major																				
Concrete Floor Slab - Stairs	Stair Cracking - Minor	●			●															C2	5
	Problem 1 - Moderate																				
	Problem 1 - Major																				
Concrete /Brick Floor Slab - Patio	Patio Floor Cracking - Minor									●										C2/MB2	6
	Problem 1 - Moderate																				
	Problem 1 - Major																				
Wood Framing - Patio Columns	Deterioration of Exposed Wood Columns - Minor									●										MB2/W2	2
	Problem 1 - Moderate																				
	Problem 1 - Major																				
Wood Framing - Patio Roof	Deterioration of Exposed Patio Roof Framing - Minor									●										W2	3
	Warping of Existing Patio Roof Construction - Moderate									●										RW1	4
	Problem 1 - Major																				

Maintenance and Treatment Plan - Interior Structural

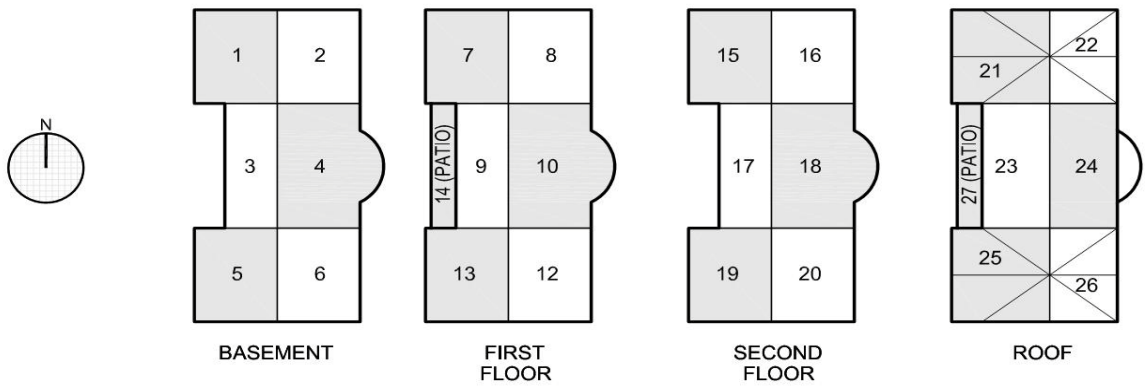
Headquarters — Building 1

CONSTRUCTED: 1895

GENERAL STRUCTURAL NOTES:

INTERIOR STRUCTURAL SYSTEMS ARE GENERALLY IN 'FAIR' CONDITION, BUT THERE ARE SOME SIGNIFICANT REPAIRS/UPGRADES NEEDED. THERE IS SIGNIFICANT CRACKING IN THE EXISTING FOUNDATION WALL SYSTEMS WHILE MINOR FLOOR CRACKING WAS ALSO PRESENT IN THE BASEMENT CONCRETE FLOOR SLABS. BASEMENT FLOOR HAS UNDERGONE MAJOR MOISTURE DAMAGE CAUSING THE UPHEAVAL OF THE EXISTING WOOD FLOOR DECKING. IT IS RECOMMENDED THAT ALL THESE PROBLEMS BE ADDRESSED IN THE NEAR FUTURE.

EXISTING WOOD FLOOR FRAMING HAS UNDERGONE MINOR DETERIORATION DUE TO MOISTURE PROBLEMS. IT IS RECOMMENDED THAT THE DAMAGED WOOD FLOOR FRAMING BE REFINISHED IN THE NEAR FUTURE TO PREVENT FURTHER DETERIORATION & DAMAGE.



INTERIOR ITEM	PROBLEM IDENTIFIED	PROBLEM LOCATION																											RCMD	PHOTO
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	
Structure - Floors																														
Concrete Floor Slab - Basement	Floor Cracking - Minor					●	●																							C3	7
	Problem 1 - Moderate																													
	Missing Floor Slab - Major				●																									C2	8
Wood Floor Framing	Problem 1 - Minor																													
	Moderate	●	●	●	●	●	●																							W2	10
	Floor Warping/ Deterioration - Major	●	●	●	●																									W5/W9	11
Wood Floor - Stairs	Stair Warping - Minor				●																									FW1	12
	Problem 1 - Moderate																													
	Problem 1 - Major																													
Structure - Walls/Columns																														
Structural Columns - Steel	Problem 1 - Minor																													
	Problem 1 - Moderate																													
	Problem 1 - Major																													
Structural Walls - Concrete	Problem 1 - Minor																													
	Problem 1 - Moderate																													
	Wall Cracking - Major	●	●	●	●	●	●																							MB1	9
Structure - Roof																														
Wood Roof Framing	Missing Roof Floor Boards/ Deterioration - Minor																					●	●			●	●			W2/W5	13
	Problem 1 - Moderate																													
	Problem 1 - Major																													

Photo 1: *Deterioration & Cracking at Existing Area Well Walls.*

Photo 2*: Deterioration & Cracking at Existing Column Base.*

Photo 3*: Deterioration of Existing Wood Porch Framing.*

Photo 4: *Warping of Existing Patio Roof.*

Photo 5: *Cracking & Deterioration of Existing Concrete Stair.*

Photo 6: *Cracking & Deterioration of Existing Concrete/Brick Patio Floor Slab.*

Photo 7: *Cracking & Deterioration of Existing Concrete Floor Slab.*

Photo 8: *Missing Concrete Floor Slab.*

Photo 9: *Cracking & Deterioration of Existing Masonry Foundation Walls.*

Photo 10: *Deterioration of Existing Wood Floor Framing.*

Photo 11: *Heaving of Existing Basement Floor Boards.*

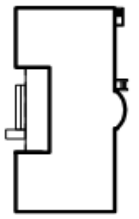
Photo 12: *Warping of Existing Wood Stair.*

Photo 13: *Damaged & Missing Roof Floor boards.*

MEPT Maintenance and Treatment Plan - Exterior

Headquarters — Building 1

CONSTRUCTED: 1895
GENERAL NOTES:

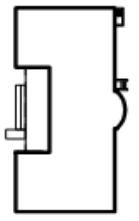


EXTERIOR SYSTEMS	ITEMS NOTED	YES	NO	OPERATIONAL		REMARKS
				YES	NO	
Lighting						
General Lighting						
	277 volt lighting		●			
	120 volt lighting	●		●		Some fixtures appear to be broken
	Incandescant Lighting	●		●		
	Fluorescant Lighting		●			
	Recessed Mount Fixtures		●			
	Suspended Fixtures		●			
	Wall pack fixtures	●		●		
Emergency Lighting	Emergency units with lighting heads		●			
Lighting Control	Toggle switches		●			
	Time clock		●			
	Photocell	●				Unable to verify if operational
Power						
Service and Distribution	277/480 volt, 3 phase, 4 wire service		●			
	120/208 volt, 3 phase, 4 wire service	●		●		
	Pad mount transformer	●		●		XF-1 located on East side of building
	Main service disconnecting means		●			
	Emergency generator		●			
	Auto door operators		●			
Electrical Installations	Underground service entrance	●		●		
	Overhead service entrance		●			
	Lightning Protection System	●		●		Down conductors from roof appear damaged
Fire Alarm				●		
Notification	Horns and strobes		●			
	Speakers and strobes		●			
	Chime/bell		●			
Initiation	PIV (post indicator valve) interface	●		●		
Nurse Call System			●			
Access Control System			●			
Intrusion Detection System			●			
Video Surveillance System			●			

MEPT Maintenance and Treatment Plan - Exterior

Headquarters — Building 1

CONSTRUCTED: 1895
GENERAL NOTES:

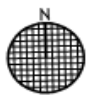


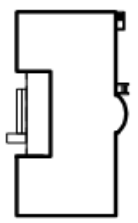
EXTERIOR SYSTEMS	ITEMS NOTED	YES	NO	OPERATIONAL		REMARKS
				YES	NO	
Synchronized Clock System			●			
Overhead Paging System			●			
Structured Cabling						
Pathways	Manholes		●			
	Handholes		●			
	Buried conduit		●			
	Ductbank		●			
	Direct-buried cable	●		●		Telephone pedestal at SW corner of building
Incoming Service Demarc	Wall-mounted multipair copper	●		●		in basement
	Wall-mounted fiber optic	●		●		in basement
	Wall-mounted coaxial copper		●			
Incoming Service Cable	multipair copper (list pair count)	●				
	fiber optic (list strand types and count)	●				
	coaxial copper		●			
Backbone Cable Types	multipair copper (list pair count)		●			
	Category 5e or 6 UTP		●			
	fiber optic (list strand types and count)		●			
	coaxial copper		●			
Mechanical						
Ventilation Equipment	Wall mounted louvers		●			
	Roof intake hood		●			
	Roof exhaust hood	●		●		
	Wall mounted exhaust fans		●			
	Roof mounted fans		●			
	Areawell style outside air intake		●			
	Areawell style exhaust discharge		●			
Heaing or Cooling Equipment	Roof rounted residential condensing unit		●			
	Roof mounted commercial condensing unit		●			
	Pad mounted residential condensing unit		●			
	Pad mounted commercial condensing unit		●			
	Roof mounted HVAC unit		●			
	Pad mounted HVAC unit		●			
	PTAC unit		●			
	Window air conditing units	●		●		A few locations in the main areas. Very old

MEPT Maintenance and Treatment Plan - Exterior

Headquarters — Building 1

CONSTRUCTED: 1895
GENERAL NOTES:



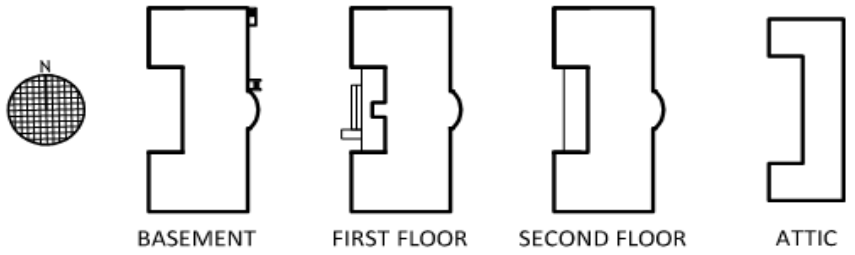


EXTERIOR SYSTEMS	ITEMS NOTED	YES	NO	OPERATIONAL		REMARKS
				YES	NO	
Plumbing						
Storm	Gutters to grade		●			
	Gutters to underground storm piping	●		●		Downspoats are old and appear to leak.
	Sump discharge to grade		●			
Domestic water	Exterior hose bibs		●			
Natural gas	Gas meter & location		●			
Fire Protection						
General Fire Protection	Fire department connection	●		●		
	Post indicator valve	●		●		
	Sprinklers		●			
	Hose valve		●			

MEPT Maintenance and Treatment Plan - Interior

Headquarters — Building 1

CONSTRUCTED: 1895
GENERAL NOTES:

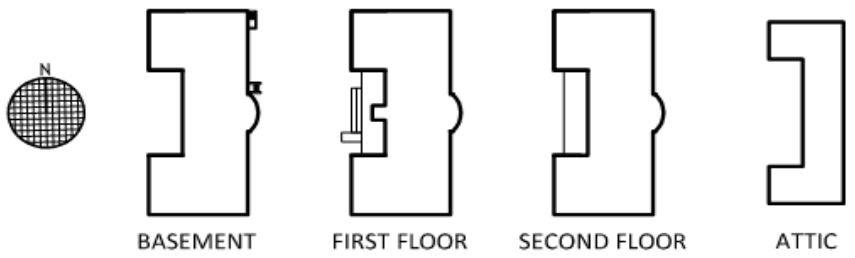


INTERIOR SYSTEMS	ITEMS NOTED	YES	NO	OPERATIONAL		REMARKS
				YES	NO	
Lighting						
General Lighting						
	277 volt lighting					
	120 volt lighting	●		●		
	Incandescant Lighting	●		●		
	Fluorescant Lighting	●		●		
	Recessed Mount Fixtures					
	Surface Mount Fixtures	●		●		
	Suspended Fixtures	●		●		
Emergency Lighting						
	Exit Signs	●				
	Exit Signs with lighting heads		●			
	Emergency units with lighting heads	●		●		
	Battery units internal to fixture		●			
Lighting Control	Toggle switches	●		●		
	Occupancy sensors		●			
	Time clock		●			
Power						
Service and Distribution						
	277/480 volt, 3 phase, 4 wire service		●			
	120/208 volt, 3 phase, 4 wire service	●		●		
	Main electrical service size					200A fused main disconnect
	Emergency generator		●			
	Branch panels throughout building		●			
	Passenger or freight elevator		●			
	Auto door operators		●			
Electrical Installations						
	Surface panelboards	●		●		Circuit breaker panelboards
	Recessed panelboard		●			
	Concealed conduit/backboxes	●		●		
	Exposed surface mount conduit/backboxes	●		●		
	Exposed surface mount raceway/backboxes	●		●		
Fire Alarm						
Fire Control Panel						
	Fire Alarm Control Panel	●		●		
	Fire Alarm Annunciator		●			
	Addressable fire alarm system	●				
	Zone fire alarm system		●	●		
	Wired to campus fire alarm fiber optic loop	●		●		Originate from manhole MH-34
Notification						
	Horns and strobes					
	Speakers and strobes		●			
	Chime/bell	●		●		
	Strobes	●		●		

MEPT Maintenance and Treatment Plan - Interior

Headquarters — Building 1

CONSTRUCTED: 1895
GENERAL NOTES:

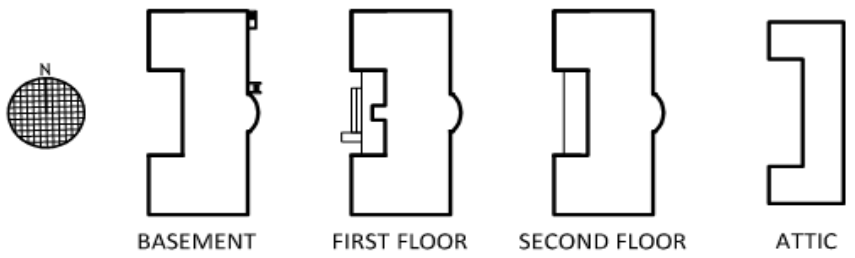


INTERIOR SYSTEMS	ITEMS NOTED	YES	NO	OPERATIONAL YES	OPERATIONAL NO	REMARKS
Initiation						
	Smoke detection	●		●		
	Duct smoke detection		●			
	Heat detection		●			
	Pull stations	●		●		
	Fire protection system interface	●		●		
	PIV (post indicator valve) interface	●		●		
	Smoke alarms - 120 volt stand alone		●			
	Magtetic hold opens		●			
Nurse Call System			●			
Access Control System			●			
Intrusion Detection System			●			
Video Surveillance System			●			
Synchronized Clock System			●			
Overhead Paging System			●			
Structured Cabling						
Incoming Service Type	POTS lines	●		●		
	Digital voice lines (list type of circuit)		●			
	Data circuit (list type)		●			
	CATV from service provider (list type)		●			
	TV antenna		●			
Incoming Service Cable	multipair copper (list pair count)	●		●		
	fiber optic (list strand types and count)	●		●		
	coaxial copper		●			
Backbone Cable Types	multipair copper (list pair count)		●			
	Category 5e or 6 UTP		●			
	fiber optic (list strand types and count)		●			
	coaxial copper		●			
Horizontal Cable Types *(list MFR, P/N, & rating)*	Quad cable (red/green/yellow/black cond.)	●				
	Category 3 UTP	●				
	Category 5e UTP	●				
	Category 6 UTP		●			
	fiber optic (list stand types and count)		●			

MEPT Maintenance and Treatment Plan - Interior

Headquarters — Building 1

CONSTRUCTED: 1895
GENERAL NOTES:



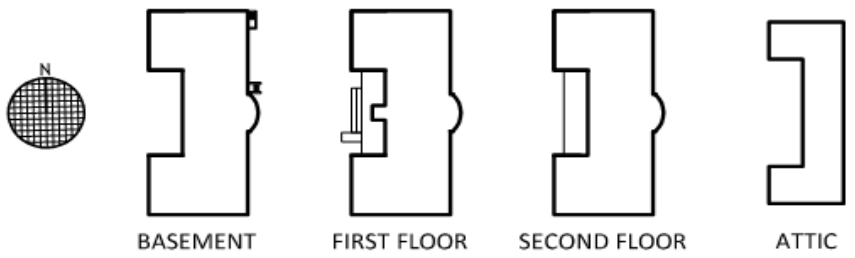
INTERIOR SYSTEMS	ITEMS NOTED	YES	NO	OPERATIONAL YES	OPERATIONAL NO	REMARKS
Telecom Room Connectivity *(list MFR, P/N, types)*	Wall-mounted voice punchdown blocks		●			
	rack-mounted voice punchdown blocks	●		●		
	wall-mounted fiber termination cabinets		●			
	rack-mounted fiber termination cabinets	●	●	●		
	wall-mounted UTP patch panels		●			
	rack-mounted UTP patch panels	●		●		
	wall-mounted coaxial terminations		●			
	rack-mounted coaxial patch panels		●			
Workstation Connectivity *(list MFR, P/N, colors)*	UTP voice jacks	●		●		
	UTP data jacks	●		●		
	fiber optic connectors (list type)		●			
	coaxial copper		●			
	faceplates	●				
Mechanical						
General Mechanical	Natural ventilation	●		●		
	Mechanical ventilation		●			
	Air conditioning - DX		●			
	Air conditioning - campus chilled water		●			
	Overhead air distribution		●			
	Underfloor air distribution		●			
	Steam service & location	●		●		2", North side basement
	Chilled water service & location		●			
	Single zone HVAC units		●			
	Multi-zone HVAC units		●			
	Individual toilet room exhaust fans		●			
	Hot water reheat		●			
	Steam reheat		●			
Mechanical Equipment	Furnances & heating type		●			
	Blower Coil Units & heating type		●			
	Air Handling Units & heating type		●			
	Baseboard heat & heating type		●			
	Cabinet heat & heating type		●			
	Steam Radiators	●		●		
	PTAC units		●			
	Window air conditioning units	●		●		
	Hot water boiler		●			
Temperature Control	Standalone thermostats		●			
	Pneumatic controls		●			
	DDC controls		●			
	Temperature control zoning					Individual radiators with manual valves

MEPT Maintenance and Treatment Plan - Interior

Headquarters — Building 1

CONSTRUCTED: 1895

GENERAL NOTES:



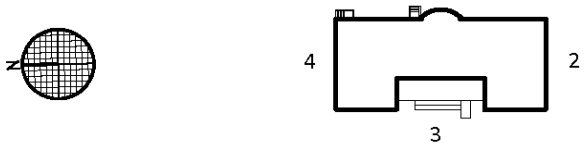
INTERIOR SYSTEMS	ITEMS NOTED	YES	NO	OPERATIONAL		REMARKS
				YES	NO	
Plumbing						
Service and Distribution	Water service size and location	●		●		1 1/2", North side basement
	Hot water system - 140°F		●			
	Hot water system - 115°F	●		●		
	Hot water recirculation		●			
	Underground domestic distribution		●			
Plumbing Equipment	Low efficiency gas water heater -tank type		●			
	High efficiency gas water heater - tank type		●			
	Electric water heater - tank type	●		●		
	Steam water heater - tank type		●			
	Boiler with separate storage tanks		●			
	Sump pump		●			
Plumbing Fixtures	Commercial type fixtures	●		●		
	Residential type fixtures		●			
	Tank type water closets	●		●		
	Flushvalve water closets	●		●		Basement fixtures don't function
	Manual faucets type lavatories	●		●		
	Sensor faucet type lavatories		●			
Fire Protection						
General Fire Protection	Sprinklered		●			
	Attic sprinklered		●			
	Basement sprinklered	●		●		
	Standpipe		●			
	2-1/2" hose vavles		●			
	1-1/2" hose valves		●			
FP Equipment	Fire Pump		●			

Hazardous Materials Maintenance and Treatment Plan - Exterior

Headquarters

Building 1

CONSTRUCTED: 1895
GENERAL NOTES:



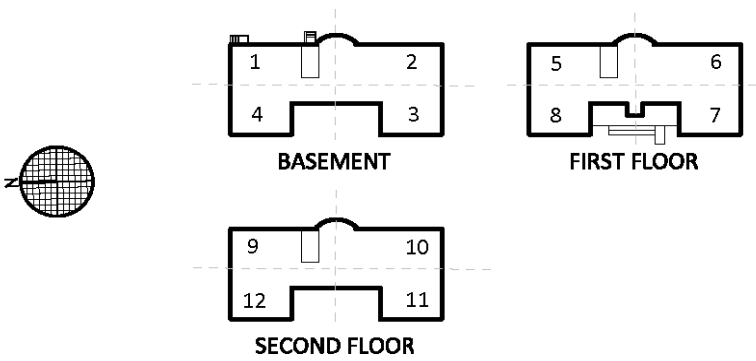
EXTERIOR ITEM	PROBLEM IDENTIFIED	PROBLEM LOCATION																		RCMD	PHOTO
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		
Asbestos	loose, worn exterior floor tile			●																	
	deteriorating, damaged brick and mortar			●																AS01	
	missing, damaged window glazing	●	●	●	●															AS01	
Lead-Based Paint	peeling paint																				
	on window frames	●			●															LBP1	
	on eaves, soffits, and trim	●	●	●																LBP1	
	on walls																			LBP1	
	on wood				●															LBP1	
	on doors and door frames		●		●															LBP1	
Mold Growth	suspect mold growth																				
	on wall																			M01	
	on floor																			M01	
	water-stained building materials																				
	columns			●																M02	
	porch structural members			●																M02	
	floor																			M02	

Hazardous Materials Maintenance and Treatment Plan - Interior

Headquarters

Building 1

CONSTRUCTED: 1895
GENERAL NOTES:



INTERIOR ITEM	PROBLEM IDENTIFIED	PROBLEM LOCATION																	RCMD	PHOTO
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
Asbestos	damaged, peeling ceiling tile					●	●	●	●	●	●	●								AS01	1
	damaged plaster	●	●	●	●															AS01	2, 3
	deteriorating, damaged brick and mortar	●	●	●	●															AS01	4
	deteriorating, damaged stone and mortar	●	●	●	●															AS01	
	damaged thermal insulation							●	●											AS01	5
	cracked, peeling linoleum flooring							●												AS01	
	loose, worn floor tile					●	●	●	●	●	●	●	●							AS01	6
Lead-Based Paint	peeling paint																				
	on doors and door frames	●	●	●	●	●	●	●	●	●										LBP1	
	on wall	●	●	●	●	●					●									LBP1	3, 8, 12
	on ceiling							●			●									LBP1	2, 9, 12
	on pipes					●	●	●												LBP1	7
	on window frames	●	●	●	●	●	●	●	●	●	●	●	●							LBP1	
	in stairwell	●																		LBP1	
Mold Growth	suspect mold growth																				
	on wall	●					●	●												M01	4, 5, 10, 11
	on floor							●												M01	
	water-stained building materials																				
	ceiling tiles					●		●	●		●	●								M02	1
	wall							●		●										M02	6, 12
	floor							●												M02	6

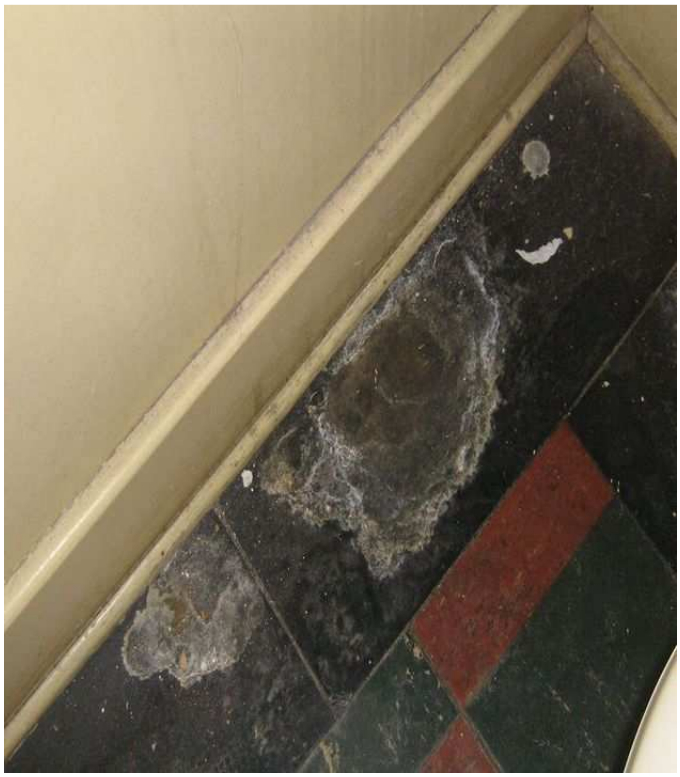
1 *Water damaged ceiling tile.*

2 *Damaged plaster ceiling and wall.*

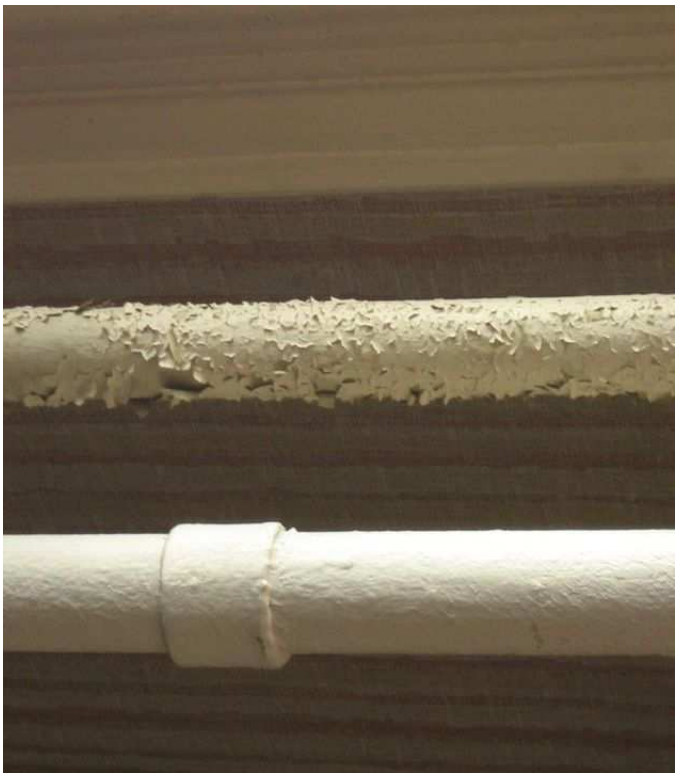
3 *Damaged plaster.*

4 *Damaged brick mortar and suspect mold growth on wall.*

5 *Damaged thermal insulation and suspect mold growth.*



6 *Worn, damaged floor tile and water-stained wall.*



7 *Peeling paint on pipes.*

8 *Peeling paint on walls.*

9 *Peeling paint on ceiling.*

10 *Suspect mold growth on wall.*

11 *Suspect mold growth on wall.*

12 *Water-stained material and peeling paint.*